

PLANNING COMMISSION REPORT



MEETING DATE: April 19, 2006

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Scottsdale Foothills Condominiums - 6-AB-2006

REQUEST

Request to consider the following:

1. Abandon 66-foot GLO easement at the approximate location of the N. 92nd Place alignment.
2. Abandon 66-foot GLO easement at the approximate location of the N. 93rd Street alignment.
3. Abandon west 33-foot GLO easement at the approximate location of the N. 93rd Place alignment.
4. Abandon the north 33-foot GLO easement at the approximate location of the E. Friess Drive alignment.
5. Abandon the South 33-foot GLO easement of the E. Redbird Drive alignment.
6. Abandon the East 33-foot GLO easement of the N. 92nd Street alignment.

Related Policies, References:

123-DR-1987, 49-ZN-1984, 55-ZN-1984

OWNER

Scottsdale Foothills
480-391-0669

APPLICANT CONTACT

Todd Kimling
Solaris Enterprises Inc
480-252-7526

LOCATION

9259 E. Raintree Drive

BACKGROUND

Background.

The subject GLO easements were established in 1957. The GLO easements exist on each side of the three parcels. The subject parcels were rezoned to R-5 in 1984, subsequently the development was approved by the Development Review Board in August 1987. When the development was approved, the City did not require the abandonment of the GLO easements. In December of 2005, the applicant submitted an application to convert the existing apartment complex into a condominium. City staff discovered that the GLO easements were not abandoned and required the applicant to apply for an abandonment of the easements before the condominium plat can be approved.

General Land Office Patent Easements (general information).

- Within the City of Scottsdale there are General Land Office (GLO) lots or parcels of various sizes created by the Federal Small Tract Act. This act was passed in 1938 and repealed in 1976.



- Most GLO lots were patented with 33 feet (or sometimes 50 feet) roadway and public utility easements typically “as near as practicable to the exterior boundaries”.
- The city has viewed these patent roadway and utility easements as assured access at least until a local circulation plan is established.
- As GLO lots come in for development (i.e. lot splits, subdivisions or requesting building permits) staff requires city right-of-way dedications per our circulation plans. The city’s transportation plan establishes a street system to replace the grid pattern created by the GLO easements.
- Any patent easements in excess of the current requirements of the circulation plans (including trails), roadway standards, and not required to insure access to any other lot, may be requested to be abandoned.
- In 1981, City Ordinance 1386 was adopted delegating the authority for the release of GLO easements to the Engineering Services Director.
- On March 2, 1999, the City Council repealed Ordinance 1386 and adopted Ordinance 3219 which requires the abandonment of the GLO patent roadway easements to go through the same public hearing process currently used for all right-of-ways, alleys, and roadway easements. The City Attorney’s office has concluded that this process for consideration of GLO roadway abandonment satisfies legal requirements.
- On August 12, 2005, Arizona Revised Statute section 9-500.4 became effective. This section gives the local municipality the right to abandon their interest in GLO patent easements, and concurs with the city’s position on abandonment of GLO patent easements.

The subject GLO roadway easements were reserved on the original patent deed to assure legal access. Currently the GLO easements exist across the land of an improved multi-family development.

Zoning.

The site is zoned R-5, a Multiple-Family Residential Zoning District that allows high density attached residential developments.

Context.

The lots that have the easements contain a multi-family residential apartment complex approved in 1987. The development fronts onto E. Raintree Drive to the North, and N. 92nd Street to the West.

Adjacent Uses and Zoning:

- | | |
|---------|---|
| • North | Existing office complex zoned C-O (Commercial Office). |
| • South | Existing multi-family apartment complex zoned R-5 (Multiple-Family Residential). |
| • East | Existing multi-family apartment complex zoned R-5 (Multiple-Family Residential). |
| • West | Existing multi-family residential townhouse development zoned R-4 (Townhouse Residential District). |

There are six approved GLO abandonment cases located between the Loop 101 Freeway to N. 96th Street and from Thunderbird Road north to Hillery Way.

APPLICANT'S
PROPOSAL**Goal/Purpose of Request.**

This request is to abandon all GLO easements in their entirety located on lots 21, 22, and 23.

Key Issues.***CITY IMPACT:***

- Maintains consistency with city street standards as approved by the City of Scottsdale's Transportation Department.

NEIGHBORHOOD IMPACT:

- The surrounding properties all have existing access. Walls, structures and buildings historically exist within, and around the GLO easements in this area.

PROPERTY OWNER IMPACT:

- Allows the existing buildings to remain in place without encroachment into the existing GLO easements.

There are three parcels included in this abandonment application. All three of the parcels have structures that encroach within the existing GLO easements.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

The City has obtained the necessary public right-of-way for the adjacent streets 45 feet along N. 92nd Street and 55 feet along E. Raintree Drive. The existing GLO easements are not needed for the City's street system or to provide access to adjacent parcels.

Community Involvement.

The City installed signage at the roadway alignments alerting neighbors in the area of the request. Surrounding property owners within 750-feet have been notified by the applicant through first class mailing. At the time of writing this report, city staff has received one citizen comment. Please see Attachment 9.

STAFF
RECOMMENDATION**Recommended Approach:**

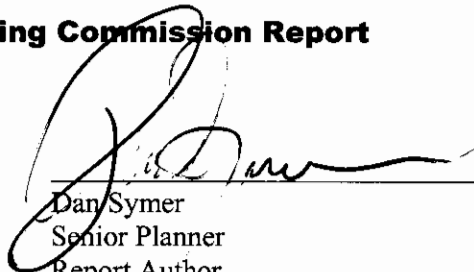
Staff recommends approval.

RESPONSIBLE
DEPT(S)**Planning and Development Services Department**

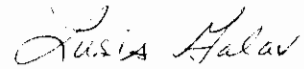
STAFF CONTACT(S)

Dan Symer
Senior Planner
480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



Dan Symer
Senior Planner
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Zoning Map
5. Right-of-Way and Easements
6. Regional Trails Plan
7. Alta Survey
8. City Notification Map
9. Citizen Inquiry

CASE 6-AB-2006

Department Issues Checklist

Transportation

☒ **Support**

The City has obtained the necessary public right-of-way for the adjacent streets – 45 feet along 92nd Street and 55 feet along Raintree Drive. The existing GLO easements are not needed for the City's street system or to provide access to adjacent parcels.

Trails

☒ **Support**

Adjacent Property Owner Notification

☒ **Support**

Public Utilities

☒ **Support**

Emergency/Municipal Services

☒ **Support**

Water/Sewer Services

☒ **Support**

Drainage

☒ **Support**



Q.S.
33-50

G.I.S. ORTHOPHOTO 2003

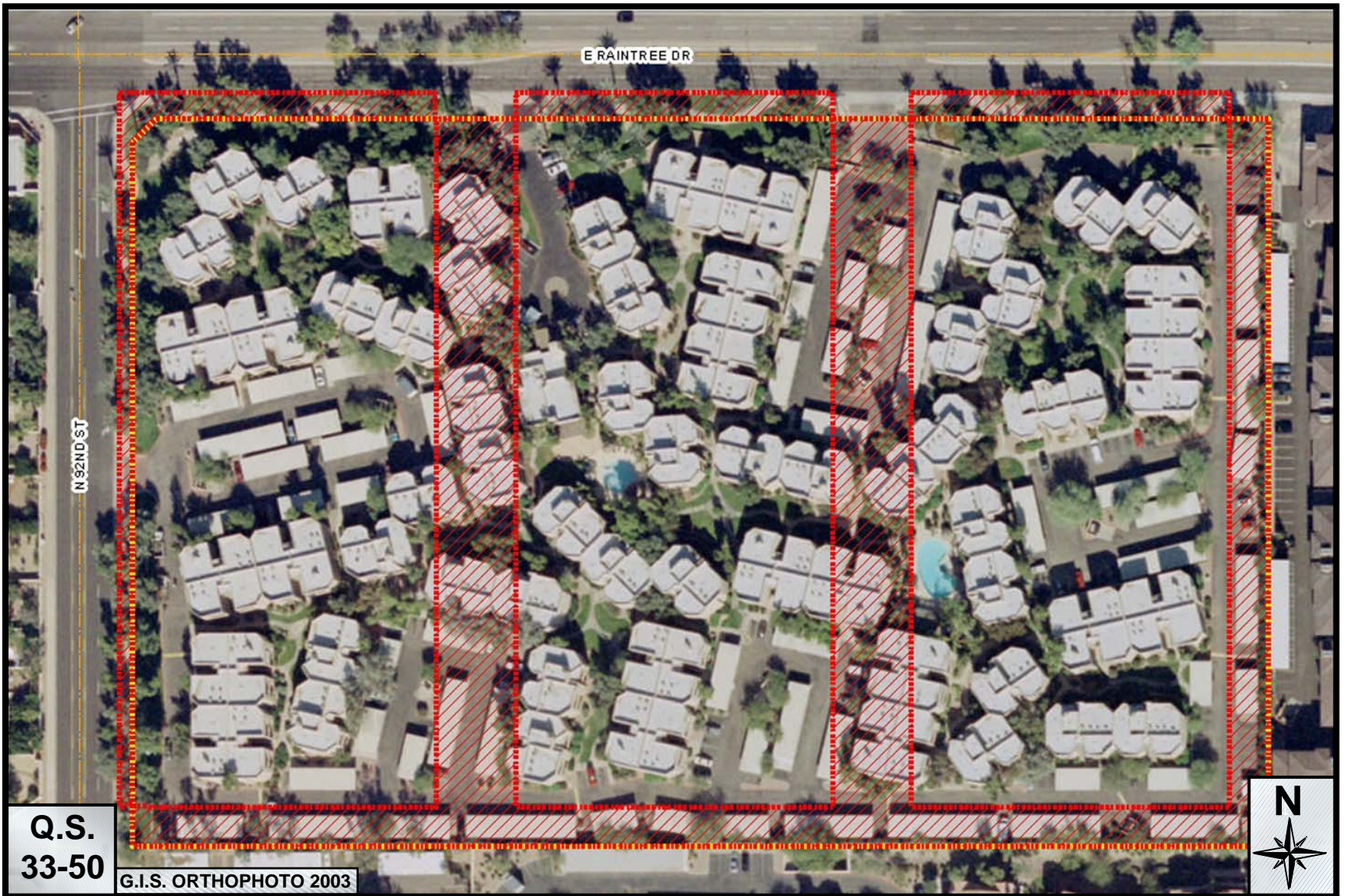
Legend

- GLO Easement to be Abandoned
- Site

Scottsdale Foothills Condominiums

6-AB-2006

ATTACHMENT #2





Q.S.
33-50

G.I.S. ORTHOPHOTO 2003

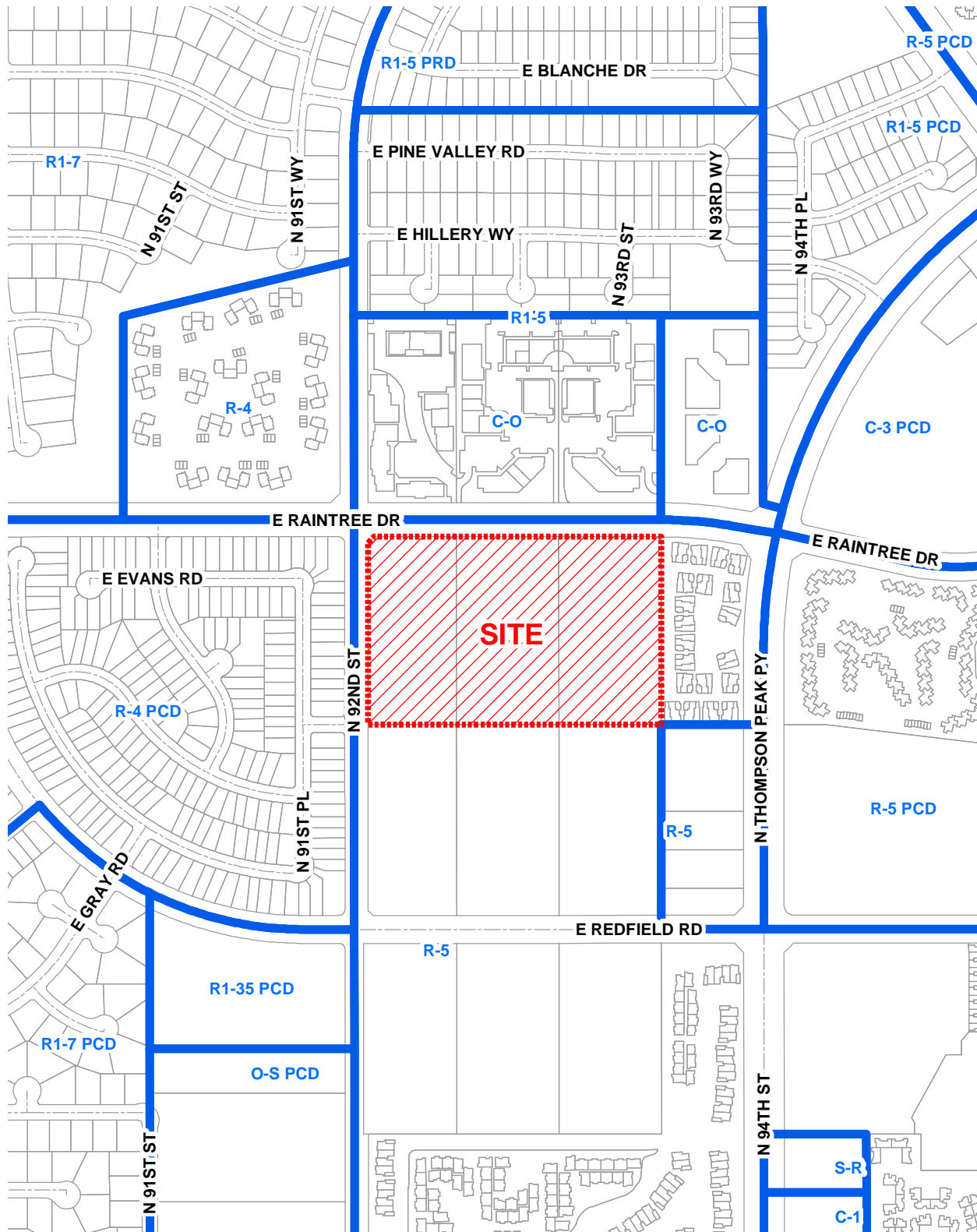
Scottsdale Foothills Condominiums

Legend

-  GLO Easement to be Abandoned
-  Site

6-AB-2006

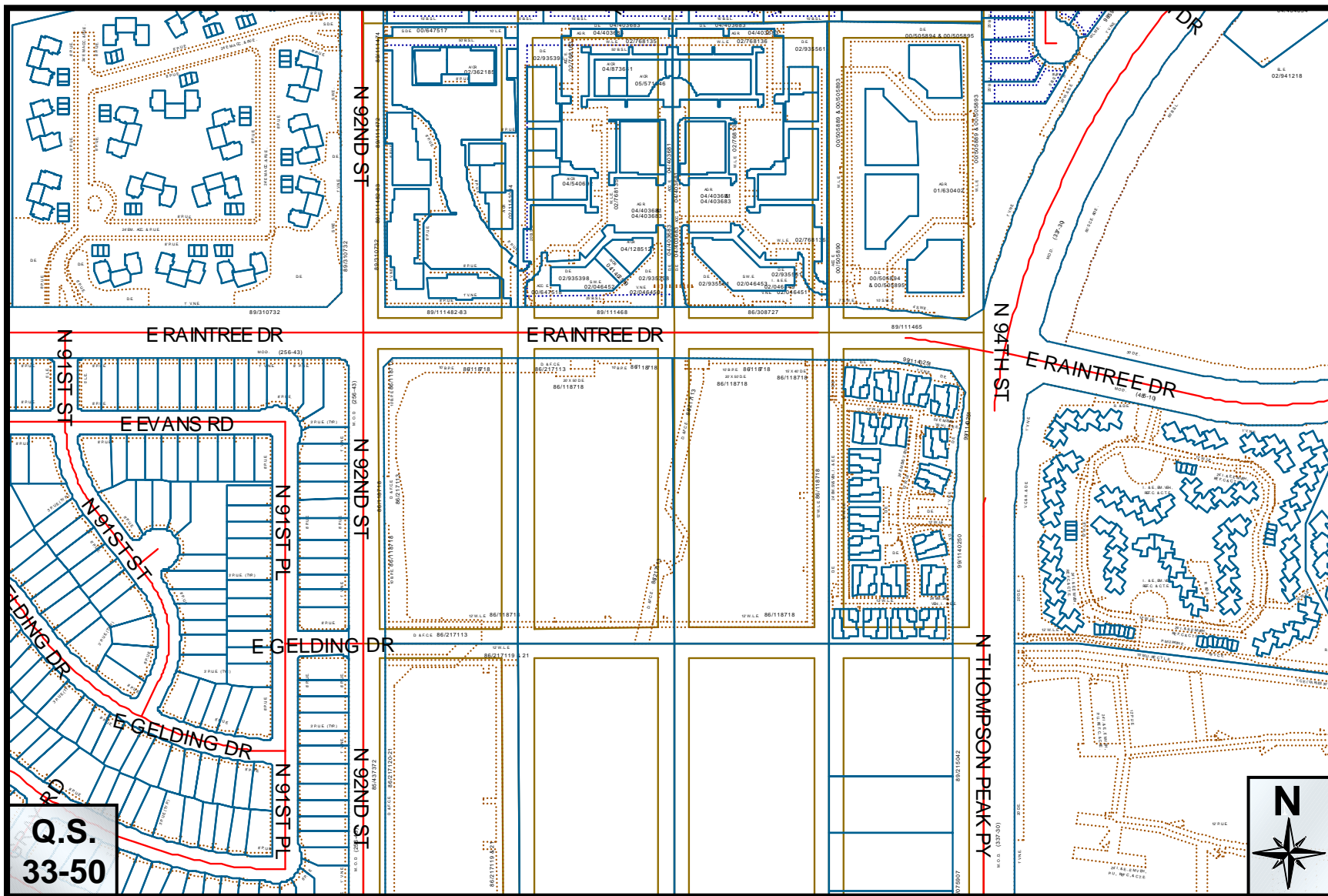
ATTACHMENT #3



6-AB-2006

ATTACHMENT #4

I



Scottsdale Foothills Condominiums

Legend
Parcel
Easements
Street

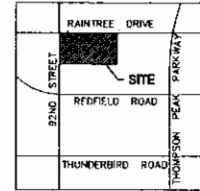
6-AB-2006

Easements & Right-of-Way
Attachment #5

Non-Paved Trails in Vicinity of Case 6-AB-2006



LOTS 21, 22 AND 23, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA


VICINITY MAP
 NOT TO SCALE

THIS SURVEY WAS MADE WITH REFERENCE TO THE POLICY OF TITLE INSURANCE,
POLICY/FILE NO 01427387, EFFECTIVE DATE MAY 25, 2005.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERE TO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY WATER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B. (NON-PLOTTABLE)

- J. RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS IN SAID LAND AS RESERVED IN PATENT TO SAID LAND. (NON-PLOTTABLE)

- RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES AS SET FORTH IN
PATENT.
RECORDED IN DOCKET 1582
PAGE 34
LOCATION ACROSS SAID LAND OR AS NEAR AS

- 6 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT
RECORDED IN DOCUMENT NO. 1986-118718
PURPOSE ROADWAY, WATER LINE, DRAINAGE AND
FLOOD CONTROL, BICYCLE AND
PEDESTRIAN PURPOSES

10. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT
RECORDED IN DOCUMENT NO. 1988-296722
PURPOSE ELECTRIC LINES AND APPURTENANT
FACILITIES

11. AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

- DATE: 5 SEP 2002
RECORDED: 16 SEP 2002

- DOCUMENT NO. 2002-0944748
(NON-PLOTTABLE, BLANKET OVER LOT 21, 22, 23)

SHEET 1 = COVER PAGE
SHEET 2 = ON SITE TOPOGRAPHY, TOPIC NOTES, BUILDING DETAILS (TYPICAL), AND LEGEND
SHEET 3 = BOUNDARY BREAKDOWN, BUILDING TIES TO PROPERTY LINES, SCHEDULE "B" ITEMS, EASEMENTS, LEGEND, LINE AND CURVE TABLES.

THIS SITE'S EXISTING LAND USE ZONE IS "R-5", MULTIPLE-FAMILY RESIDENTIAL. THIS DISTRICT PROVIDES FOR DEVELOPMENT OF MULTIPLE-FAMILY RESIDENTIAL NEIGHBORHOODS AS WELL AS HOTEL AND HEALTHCARE FACILITIES, PER THE CITY OF SCOTTSDALE ZONING ORDINANCE SUMMARY.

36 FEET WITH MAXIMUM ONE STORY IN HEIGHT WITHIN 50 FEET OF RESIDENTIAL

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

1. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
2. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR PAVING ADDITIONS WITHIN RECENT MONTHS.
3. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THIS SITE HAS DIRECT ACCESS TO PAINTREE DRIVE AND 12ND STREET. BOTH DESIGNATED PUBLIC STREETS PER DOCUMENT NUMBER 68-11874, M.C.R.
5. ALL BUILDINGS, EXCEPT OFFICE ARE TWO STORY WOOD AND STUCCO.

THERE ARE 489 TOTAL PARKING STALLS. 481 ARE REGULAR PARKING STALLS, AND 8 STALLS ARE FOR HANDICAP PARKING.

TOTAL GROSS LAND AREA (PER TITLE REPORT): 653,806 SQUARE FEET, OR 15.0112 ACRES MORE OR LESS.

THIS SITE IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PER THE FLOOD INSURANCE RATE MAP NUMBER 04013C1685 F, MARICOPA COUNTY ARIZONA AND INCORPORATED AREAS, DATED SEPTEMBER 30, 2005.

FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY

NORTH 89°38'40" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER PLSS SUBDIVISION RECORD OF SURVEY, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, FOR SECTIONS 1 THROUGH 30 IN TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, RECORDED IN BOOK 752, PAGE 33, MARICOPA COUNTY RECORDS.

OCTOBER 14, 2005
THIS SURVEY IS MADE FOR THE BENEFIT OF:
INDYMAC BANK, F.S.B.
FOOTHILLS CONDOMINIUM DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY
TRANSHORION TITLE INSURANCE COMPANY

- LOTS 21, 22 AND 23, SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7,

THENCE NORTH 00°00'45" WEST, ALONG THE NORTH-SOUTH QUARTER LINE, A DISTANCE OF 1981.18 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°00'45" WEST, ALONG SAID QUARTER LINE, A DISTANCE OF 660.39 FEET TO THE CITY OF SCOTTSDALE MONUMENTED CENTER QUARTER SECTION CORNER:

THENCE SOUTH 89°58'23" EAST, ALONG THE EAST-WEST QUARTER LINE, A DISTANCE OF 890.56 FEET:

THENCE SOUTH 00°00'55" EAST, A DISTANCE OF 660.38 FEET:

THENCE NORTH 89°58'23" WEST, A DISTANCE OF 990.59 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN PATENTS FROM THE UNITED STATES OF AMERICA, RECORDED IN DOCKET 1365, PAGE 454, RECORDED IN DOCKET 1582, PAGE 34 AND RECORDED IN DOCKET 2201, PAGE 502 AND 503, RECORDS OF MARICOPA COUNTY, ARIZONA.

I FURTHER CERTIFY THAT:
1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF THE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; AND THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN POLICY OF TITLE INSURANCE, POLICY#TLC MI 01427397, EFFECTIVE DATE MAY 25, 2005, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED TO IN SAID TITLE COMMITMENT, EXIST WITHIN THE EXISTING RIGHT-OF-WAYS, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY, THAT THERE ARE NO BUILDING ENCROACHMENTS ONTO THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.

2. THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACMG AND MSPS IN 1999 AND INCLUDES ITEMS 1-4, 7-9, 8-10, 11(a) AND 12-14 OF THE TABLE "AS TYPED" PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACMG AND MSPS IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDESIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

3. THIS SITE'S EXISTING LAND USE ZONE IS "R-5", MULTIPLE-FAMILY RESIDENTIAL. THIS DISTRICT PROVIDES FOR DEVELOPMENT OF MULTIPLE-FAMILY RESIDENTIAL NEIGHBORHOODS AS WELL AS HOTEL AND HEALTHCARE FACILITIES. PER THE CITY OF SCOTTSDALE ZONING ORDINANCE SUMMARY.

10-14-2005
MICHAEL J. SUTTON, P.C.S. AZ 23385

6-AB-2006

ENT #7 3-10-06

6-AB-2006
3-10-06

ATTACHMENT #7

W R G
D E S I G N I N G

ALTA/ACSM LAND TITLE SURVEY

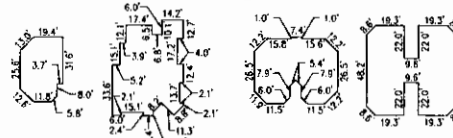
[illegible]

DATE | 10/14/08
DRAWN | BHC
CHECKED | JAJ
SURVEY PROJ # | 000000000
PROJECT # | 406620100
SHEET TITLE
ALTA/ACSM
SHEET NUMBER
1 OF 3

LEGEND

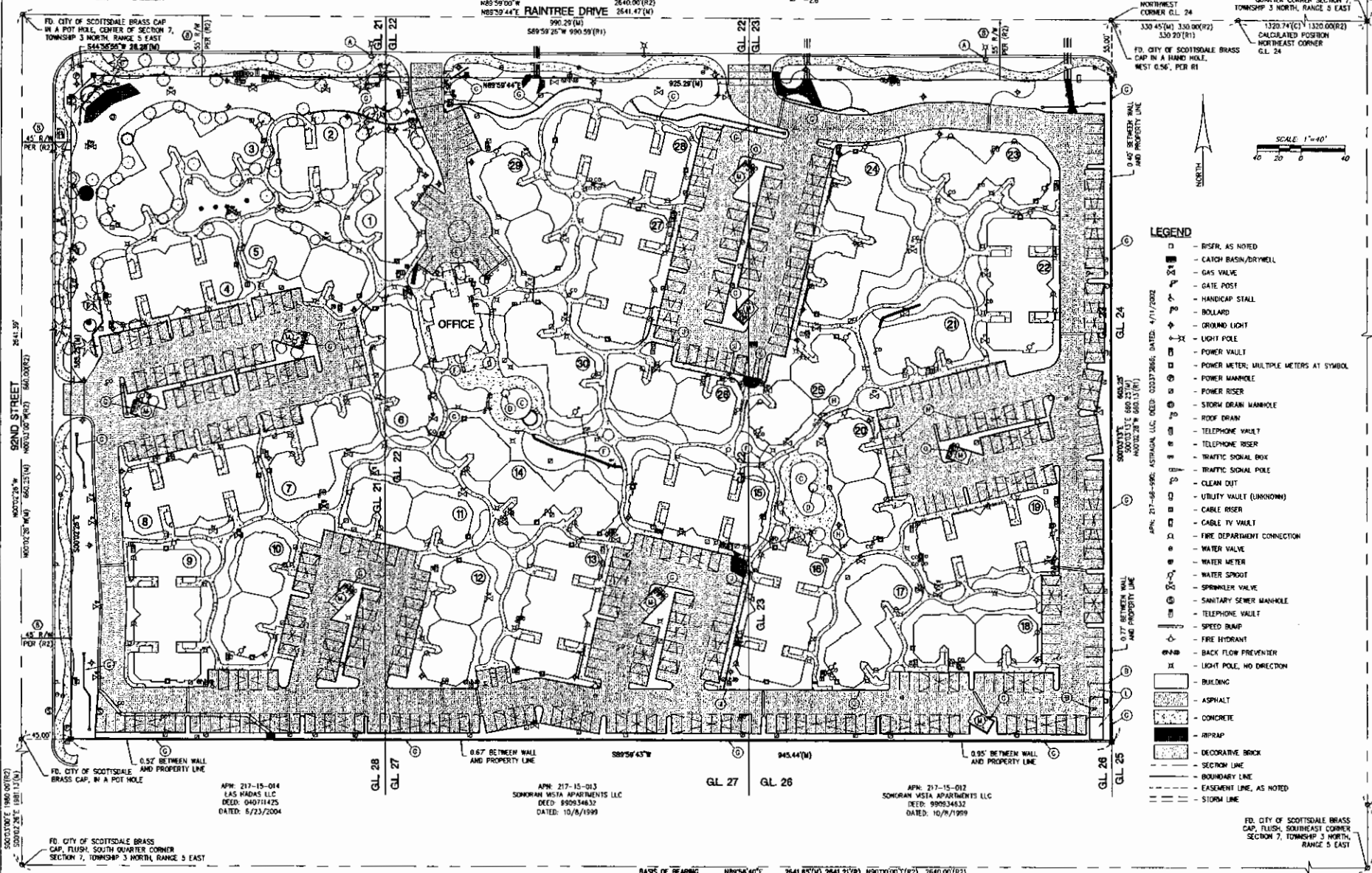
- (F) FOUND
- (GLO) GENERAL LAND OFFICE
- (M.C.R.) MARICOPA COUNTY RECORDS
- (R.L.S.) REGISTERED LAND SURVEYOR
- (DOC.) DOCUMENT
- (NO.) NUMBER
- (W.) WATER LINE EASEMENT
- (DE.) DRAINAGE EASEMENT
- (P.O.B.) POINT OF BEGINNING, PER (R1)
- (M.) MEASURED DATA
- (BP) BIKE PATH EASEMENT
- (R) - RECORD DATA, PER PLSS SUBDIVISION RECORD OF SURVEY, BOOK 752, PAGE 33, M.C.R.
- (R1) - RECORD DATA PER, ASTRALCAL CONDOMINIUMS, A FINAL CONDOMINIUM PLAT, RECORDED IN BOOK 335, PAGE 03, M.C.R.
- (■) - SET 1/2" x 18" IRON ROD WITH YELLOW PLASTIC CAP MARKED "R.L.S. 23395"
- (○) - FOUND MONUMENT, OR AS NOTED
- (R/W) - RIGHT-OF-WAY
- (R2) - RECORD DATA, PER DOCUMENT NO. 86-118718, M.C.R.
- (②) - SCHEDULE "B" ITEM
- (B.M.) - BUREAU OF LAND MANAGEMENT
- (G.L.) - GOVERNMENT LOT
- (C) - CALCULATED DATA
- (R2) - RECORD DATA PER, DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 7 AND 18, PER BLM DATED JANUARY 16, 1952, FILED 3/14/1952, ORIGINAL NO. 00137
- (8) - BUILDING NUMBER

BUILDING DETAILS (TYPICAL)



TOPO NOTES

- (A) POWER JUNCTION BOX
- (B) 7' CHAINLINK FENCE
- (C) POOL
- (D) HOT TUB
- (E) WATER FOUNTAIN
- (F) 5' WROUGHT IRON FENCE
- (G) 4' BLOCK WALL
- (H) 4' WROUGHT IRON FENCE
- (I) 6" CONCRETE WALL
- (J) 8" CONCRETE WALL
- (K) SHED
- (L) TRASH AREA
- (M) OVERHEAD PARKING (TYPICAL)
- (N) CALCULATED POSITION OF EAST QUARTER CORNER SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST
- (O) CALCULATED POSITION NORTHEAST CORNER SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST



LEGEND

- (R) - RIFER, AS NOTED
- (C) - CATCH BASIN/DRUMWELL
- (G) - GAS VALVE
- (P) - GATE POST
- (H) - HANDICAP STALL
- (B) - BOLLARD
- (L) - GROUND LIGHT
- (LP) - LIGHT POLE
- (PV) - POWER VAULT
- (PM) - POWER METER, MULTIPLE METERS AT SYMBOL
- (MH) - POWER MANHOLE
- (R) - POWER RISER
- (SD) - STORM DRAIN MANHOLE
- (RD) - ROOF DRAIN
- (TV) - TELEPHONE VAULT
- (TR) - TELEPHONE RISER
- (TS) - TRAFFIC SIGNAL BOX
- (TSP) - TRAFFIC SIGNAL POLE
- (CD) - CLEAN OUT
- (UV) - UTILITY VAULT (UNKNOWN)
- (CV) - CABLE RISER
- (CTV) - CABLE TV VAULT
- (FDC) - FIRE DEPARTMENT CONNECTION
- (WV) - WATER VALVE
- (WM) - WATER METER
- (WS) - WATER SPOUT
- (SV) - SPRAWLER VALVE
- (SSM) - SANITARY SEWER MANHOLE
- (TV) - TELEPHONE VAULT
- (SB) - SPEED BUMP
- (FH) - FIRE HYDRANT
- (BFP) - BACK FLOW PREVENTER
- (LPP) - LIGHT POLE, NO DIRECTION
- (B) - BUILDING
- (A) - ASPHALT
- (C) - CONCRETE
- (R) - RIPRAP
- (DB) - DECORATIVE BRICK
- (SL) - SECTION LINE
- (BL) - BOUNDARY LINE
- (EL) - EASEMENT LINE, AS NOTED
- (SL) - STORM LINE

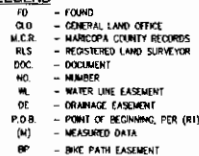
ALTA/ACSM LAND TITLE SURVEY

LOTS 21, 22 AND 23, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DATE	DESCRIPTION



DATE: 10/18/99
 DRAWN: 10/18/99
 CHECKED: 10/18/99
 SURVEY FIRM: ALTA/ACSM
 PROJECT: 100000000



- (R) - RECORD DATA, PER PLSS SUBMISSION RECORD OF SURVEY, BOOK 752, PAGE 33, M.C.R.
- (R1) - RECORD DATA PER, ASTRALGO CONDOMINIUM, A FINAL CONDOMINIUM PLAT, RECORDED IN BOOK 539, PAGE 0 M.C.R.
- - SET 1/2" x 18" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "RLS 23385"
- - FOUND MONUMENT, OR AS NOTED
- R/W - RIGHT-OF-WAY
- (R2) - RECORD DATA, PER DOCUMENT NO. 86-118718, M.C.R.

- (7) - SCHEDULE "B" ITEM
- BLM - BUREAU OF LAND MANAGEMENT
- G.L. - GOVERNMENT LOT
- (C) - CALCULATED DATA
- (R2) - RECORD DATA PER. DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 7 AND 18, PER BLM DATED JANUARY 16, 1952, FILED 3/14/1952; ORIGINAL NO. 00137
- (8) - BUILDING NUMBER

FD. GLD BRASS CAP, FLUSH
NORTHEAST CORNER SECTION 7
TOWNSHIP 3 NORTH, RANGE 5 EAST

CALCULATED POSITION OF EAST
QUARTER CORNER SECTION 7,
TOWNSHIP 3 NORTH, RANGE 5 EAST

1320.74(C) 1320.00(R2)
CALCULATED POSITION
NORTHEAST CORNER
GL 24

WATER LINE TABLE		
LINE	LENGTH	BEARING
WL.1	15.11'	S88°57'00"W
WL.2	12.00'	S00°00'00"E
WL.3	17.01'	N89°57'00"E
WL.4	7.00'	S88°57'00"W
WL.5	6.00'	S00°00'00"E
WL.6	6.00'	N89°57'00"E
WL.7	10.00'	N00°00'00"E
WL.8	8.00'	S88°59'00"W
WL.9	10.00'	S00°00'00"E
WL.10	11.13'	N00°00'00"E
WL.11	12.00'	S88°59'00"W
WL.12	11.13'	S00°00'00"E
WL.13	7.00'	N00°00'00"E
WL.14	6.00'	S88°59'00"W
WL.15	7.00'	S00°00'00"E
WL.16	7.00'	N00°00'00"E
WL.17	6.00'	S88°59'00"W
WL.18	7.00'	S00°00'00"E

CURVE	RADIUS	LENGTH	DELTA
DE-C1	100.00'	5.24'	0.3700°

DRYLINE	LENGTH	LINE	BEARING
DE1	50.00	N020°02'27"	
DE2	14.15	S020°01'32"	
DE3	60.08	N020°03'51"	
DE4	84.48	S30°50'35"	
DE5	87.54	N00°01'13"	
DE6	36.23	N02°00'00"	
DE7	36.23	S05°50'00"	
DE8	50.00	N00°00'00"	
DE9	35.06	N02°00'00"	
DE10	35.06	S02°00'00"	
DE11	10.00	N00°00'00"	
DE12	26.44	N02°00'00"	
DE13	11.04	S72°01'33"	
DE14	20.05	S12°30'01"	
DE15	67.00	S30°03'51"	
DE16	22.25	N02°00'00"	
DE17	22.25	S07°50'00"	
DE18	22.25	N02°01'53"	
DE19	33.31	S35°00'00"	
DE20	48.60	S72°02'44"	
DE21	30.56	N00°00'00"	
DE22	48.60	S07°50'00"	
DE23	20.08	N57°50'00"	
DE24	31.83	N02°01'53"	
DE25	31.83	N02°30'00"	
DE26	35.54	N02°50'00"	
DE27	8.20	N02°00'00"	
DE28	8.20	N02°00'00"	
DE29	8.98	S72°01'33"	
DE30	26.85	N00°00'00"	
DE31	10.00	N00°00'00"	
DE32	20.00	N00°00'00"	

CALCULATED POSITION NORTH
CORNER G.L. 25, SOUTHEAST
CORNER G.L. 24

CALCULATED POSITION SOUTHE
CORNER G.L. 25

590°00'00"W(R2) 1320.00(R2)
589°58'12"W 1320.78(C)
FD. CITY OF SCOTTSDALE BRASS

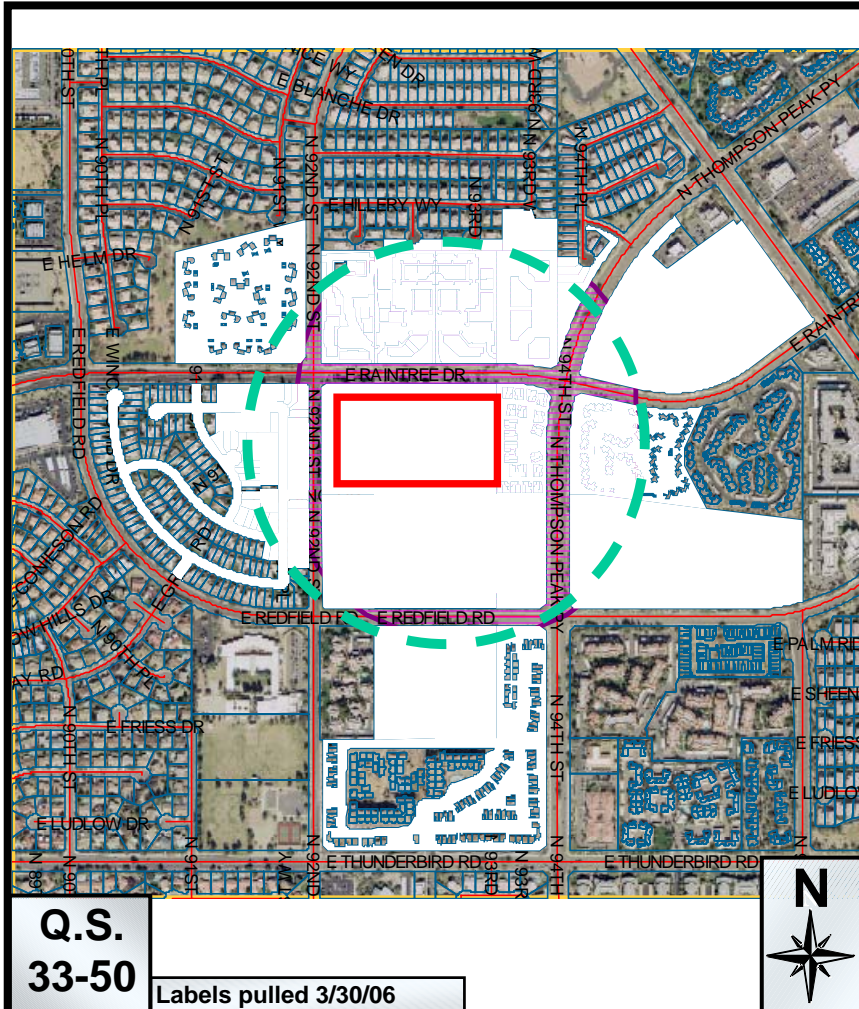
CAP. FLUSH, SOUTHEAST CORNER
SECTION 7, TOWNSHIP 3 NORTH,
RANGE 5 EAST
SOUTH 101° 15' 00" W 1320' CONTINUED

ALTA/ACSM LAND AND TITLE SURVEY
LOTS 21, 22 AND 23, LOCATED IN THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

[illegible]

DATE: 10/14/08
DRAWN: BIC
CHECKED: JAG
SURVEY PROJ #: 00062810
PROJECT #: 408628100
SHEET TITLE:
ALTA/ACSM
SHEET NUMBER:
0050

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Ladera Vista Homeowners Association
- Montage I & II
- Scottsdale Vista North Townhomes Association

Scottsdale Foothills Condominiums

6-AB-2006

ATTACHMENT #8

McClay, Doris

From: leon spiro [leonspiro@hotmail.com]
Sent: Sunday, April 09, 2006 10:31 PM
To: McClay, Doris
Cc: redbirdranch@earthlink.net
Subject: 6-AB-2006

Doris McClay, Planning Commission; Miss McClay: Would you please see that all Commissioners are given a copy of this E Mail. Please see, too, that this E Mail correspondence is placed into the Planning Commission Minutes for this Agenda Item. Thank you. L. Spiro . Commisioners: I would like to call your attention to Planning Commission Item# 6-AB-2006, 19 April 2006, Agenda GLO Roadway and Public Utilities Abandonment Request. Please be advised that the City Staff has already" permitted construction" of an Apartment Complex which was built a few years ago at this site. Don't you think that this fact should be addressed and mentioned before approval, for all to know, even though the mayor, not the Legal Section, has ordered the Commissioners, not to concern themselves with the "legal issue" that is most certainly present with this Agenda Item? As Councilman- Elect Tony Nelssen has repeatedly stated when he was a member of the Planning Commission, that there should be a "disclaimer" to all GLO Roadway Abandonment Approvals. Is this not the proper time to question why this "protection clause" is not inserted into all "approved GLO roadway abandonment resolutions" for the City of Scottsdale? But this approval request will be a little more complicated considering the circumstances of this abuse, by those involved. Leon Spiro, A Concerned Citizen of Scottsdale and a GLO Property Homeowner. PS:" He who steals my purse steals trash, but he who steals my good name steals all my worldly treasures". I think this is pretty close to the quote. LS

leonspiro@hotmail.com

ATTACHMENT #9

04/10/2006